

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
AL CAMERON, ACTING DIRECTOR

July 19, 2013

Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City, NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya Marione-Stanton
Senior Planner

c: Mayor's Office
File
Enclosures

JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD

Please take notice that the Board of Adjustment took the following actions at the July 18, 2013 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

7. Case: Z13-019
Applicant: Dorothy Bromirski and Valerie Piccarillo
Attorney: Leonard P. Kiczek, Esq
Address: 162 Grand Street
Block: 14206 Lots: 13
Zone: Paulus Hook Historic District
For: To construct an 8'6" rear yard deck
"c" Variance: Minimum rear yard setback
Decision: Adjourned to August 15, 2013; Preservation of notices

8. Case: Z13-010
Applicant: Michael and Lissette Sanzen
Address: 53.5-55 Mercer Street
Attorney: Charles J. Harrington, III Esq.
Block: 12905 Lot: 6 & 7
Zone: Van Vorst Historic District
For: To construct a 3-story side addition comprising 2 units of residential above ground floor garage parking as part of a conversion of a 3-family townhouse to a 2-family townhouse.
“c” variances: On-site parking for a building under 10 units
Decision: Approved with conditions

9. Case: Z08-008.1 Site Plan Amendment
Applicant: Roger Gupta
Attorney: Rita McKenna, Esq.
Address: 222-224 First Street
Block: 11402 Lots: 23
Zone: Harsimus Cove Historic District
For: Amendment to approved site plan to increase the building from a 4-story, 8-unit building to a 5-story, 8-unit building to use the basement level for living space.
“d” Variance: Height
Decision: Adjourned to August 15, 2013; Preservation of notices

10. Case: Z12-024 Minor Site Plan
Applicant: New York SMSA Limited Partnership d/b/a Verizon Wireless
Attorney: Richard D. Stanzione, Esq.
Address: 238 5th Street
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
“d” Variances: Use (to permit wireless communication antenna in the Historic District
Decision: Adjourned to August 15, 2013; Preservation of notices

11. Case: Z13-004 Minor Site Plan
Applicant: New Cingular Wireless PCS, LLC (“AT&T”)
Address: 238 Fifth Street
Attorney: Judith A. Fairweather, Esq
Block: 11204 Lot: 9
Zone: Harsimus Cove Historic District
For: Minor Site Plan to install wireless communication antennas on the roof of building
“d” Variances: Use (to permit wireless communication antenna in the Historic District
Decision: Adjourned to August 15, 2013; Preservation of notices

Cont. on other side →→→

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12. Case: Z13-015
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 397 3rd Street
Block: 1108 Lot: 12
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
Decision: Approved with conditions
13. Case: Z13-016
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 399 3rd Street
Block: 1108 Lot: 11
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
“d” Variances: Use
Decision: Adjourned to August 15, 2013; Preservation of notices
14. Case: Z13-017
Applicant: Julio Caro
Attorney: Nicholas Corrado, Esq.
Address: 401 3rd Street
Block: 1108 Lot: 10
Zone: R-1 One and Two Family Housing District
For: Construction of a 2-family house on an undersized lot
“c” Variances: Minimum lot size, Minimum lot depth, Minimum lot width, Maximum building height, maximum building coverage
“d” Variances: Use
Decision: Adjourned to August 15, 2013; Preservation of notices
15. Case: Z13-013
Applicant: Robert O’Neill
Attorney: Rita McKenna, Esq.
Address: 415 Monmouth Street
Block: 9902 Lot: 18
Zone: NC – Neighborhood Commercial
For: To convert a mixed use building with ground floor commercial and 2 units on above floors to a single family residence
“d” Variances: Use to residential and not commercial on the ground floor
Decision: Adjourned to August 15, 2013; Preservation of notice of publication only

16. MEMORIALIZATION OF RESOLUTION

- (1.) Resolution of the Jersey City Zoning Board of Adjustment Approving an Administrative Amendment for # Z08- 046.2 submitted by 439 2nd Street, LLC (439 2nd St.) B: 11007 Lot: 1
(2.) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” & “d” variances for #Z13-001 submitted by 30 DeKalb, LLC (30 DeKalb Ave.) B: 13302 Lot: 45

Kate Donnelly, BOARD OF ADJUSTMENT ACTING CHAIRPERSON